

Block 20 S65' OF LOT 14 &
S65' OF E35' OF LOT 15
(EX N5'0F S65'0F W10'0F E35')

MILLEN STEVE D
305 N 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0020-0140

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2004	1,100	150,383
FGR	320	55	2004	176	24,061
FOP	192	30	2004	58	7,929
FOP	192	30	2004	58	7,929
FUS	1,088	100	2004	1,088	148,742
SFB	374	80	2004	299	40,877
UUS	340	50	2004	170	23,241
UUS	374	50	2004	187	25,565
TOTALS	3,980			3,136	428,728

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0962	SKYLIGHT	0	100	0	0	3.00	UT 250.00	250.00
2	0825	BRICK	0	100	37	6	222.00	SF 12.50	12.50
3	0810	CONCRETE A	0	100	16	26	416.00	SF 6.50	6.50
4	0810	CONCRETE A	0	100	0	0	405.00	SF 6.50	6.50
5	0810	CONCRETE A	0	100	0	0	552.00	SF 6.50	6.50
6	1242	WD DECK A	0	100	3	6	18.00	SF 10.00	10.00
7	1242	WD DECK A	0	100	5	6	30.00	SF 10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	85.00	65.00	85.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,136	114.5676	151.23	474,257	2004	2004	0	0	9.60	90.40
1 SNGL FAM - 100% - 2005											
Heated Area: 2487											
HX Base Yr 2005											
305 N 5TH ST, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
05/22/2025 MLU					

TOTAL OB/XF									
10,767									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					428,728				
TOTAL MARKET OB/XF VALUE					10,767				
TOTAL LAND VALUE - MARKET					282,625				
TOTAL MARKET VALUE					722,120				
SOH/AGL Deduction					346,260				
ASSESSED VALUE					375,860				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					325,138				
TOTAL JUST VALUE					722,120				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					657,134				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040957	FENCE	1,000	05/24/2004
20040558	OTHER	1,000	03/23/2004
20033990	PLUMB. NC	9,000	10/01/2003
20033552	H/AC NC	8,000	07/23/2003
20033551	ELEC. NC	12,000	07/23/2003
20033441	BLDG NC	234,000	07/22/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0987/0272	5/17/2001	WD	U	V	07	100	
GRANTOR: BENNETT CECIL A SR ET							
GRANTEE: MILLEN STEVE D							
0956/1413	11/02/2000	WD	U	V		55,000	
GRANTOR: BENNETT CECIL A SR ET							
GRANTEE: MILLEN STEVE D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2004] W11 BAS=[YR=2004] W32 S19 W3 S8 E3 S7 FOP=[YR=2004] S6 E32 N6 W32 \$ E32 N20 W3 N4 E3 N10\$ S10 W3 S4 E3 S14 E11 N28\$ PTR=E15 FUS=[YR=2004] E32 S34 FOP=[YR=2004] S6 W32 N6 E32\$ W32 N34\$ W15\$ PTR=N15 UUS=[YR=2004] N34 E11 SFB=[YR=2004] E11 UUS=[YR=2004] E10 S34 W10 N34\$ S34 W11 N34\$ S34 W11\$ S15\$.									